



**St Helena
Government**

**Mrs Connie Johnson
Clerk of Councils
Corporate Support
The Castle**

**Ref: 2019/72
Date: 19/11/2019**

Dear Mrs Johnson,

Land Planning and Development Control Ordinance 2013: Application No. 2019/72

**RECOMMENDATIONS and COMMENTS BY THE LAND DEVELOPMENT CONTROL
AUTHORITY TO GOVERNOR-IN-COUNCIL**

pursuant to Section 23(3) of the Land Planning and Development Control Ordinance, 2013

The Land Development Control Authority (LDCA) considered Application No 2019/72 on the 6th of November 2019 and under Section 23(3) of the Land Planning and Development Control Ordinance, 2013, the LDCA hereby recommend that the Governor-in-Council **GRANT FULL DEVELOPMENT PERMISSION for Siting of Port Security Office and Installation of Security Fence for a period of Two Years**, subject to the following **CONDITIONS:**

- 1) This permission will lapse and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.
Reason: required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.
- 2) This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to find out whether building regulations approval is required, prior to the development commencing.
Reason: to ensure development is carried out in accordance with the Building Control Ordinance 2013.
- 3) The permission for the location of the container is for a period of two years only. The applicant shall give notice in writing to the Planning Office informing them of the date the container is to be sited on the site. On the expiration of two years from the date of this development, the container will be removed and the area made good. Should the applicant wish to extend this period, a full development application shall be submitted for approval by the LDCA.

Reason: To prevent unnecessary long-term visual impact of the development on the neighbouring amenity and on the expiration of the permission, the development is removed to ensure that it does not become permanent feature in the landscape.

- 4) The development shall be implemented in accordance with the details specified on the Application Form; Site Layout, Floor & Elevation Plans (DWG No. 18|001|2019 & 18|002|2019) received on 5th September 2019 as stamped and approved by the Planning Officer, on behalf of the Land Development Control Authority, subject to the Condition of this Decision Notice and unless the prior written approval is obtained for an amendment to the approved details under Section 29 of the Land Development Control Ordinance, 2013.

Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved.

- 5) Construction Practices: During construction of the development, no obstruction shall be caused on any public road and prior to occupation of the development the developer shall reinstate damage to any public road and other public or private infrastructure arising from implementation of the development permission.

Reason: To ensure safe vehicular access and reinstate damage to public infrastructure arising directly from the approved development in accordance with LDCP IZ1 (g).

- 6) Occupation of the development is not permitted until it is adequately served by a potable water supply, adequate energy supply as well as a foul drainage system, as approved by the Building Inspectors in consultation with the Chief Planning Officer.

Reason: To accord with LDCP IZ1, SD1, RT7 and W3.

- 7) Roof Water Practices: No Roof Water or other Surface Water shall be connected to or directed to any foul drain. Roof water shall be piped to storage tank of minimum capacity 450 litres with overflow piped to the sea.

Reason: to conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP SD1.

- 8) Any External Lights shall be designed and sited so that they do not emit light at or above the horizontal and the light source shall not be visible beyond the site boundaries.

Reason: to protect the Dark Skies status of St Helena in accordance with LDCP E8.

- 9) The Colour of Roof shall be dark slate grey.

Reason: to blend the building into the landscape, in accordance with the Adopted Policy on Colour of Roofing Materials.

Please note that the LDCA, Planning and Building Control Division nor any of its employees warrant the accuracy of the information or accept any liability whatsoever neither for any error or omission nor for any loss or damage arising from interpretation or use of the information supplied by your Designer/Contractor.

Right of Appeal: If you are aggrieved by this decision you may, within 28 days of the date of this Notice, appeal to the Land Development Appeals Tribunal, with payment of a fee of £150, addressed to the Clerk of the Tribunal, using the prescribed form which is available from this office.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Karen Isaac', written in a cursive style.

Karen Isaac

Secretary on behalf of the Land Development Control Authority

Environment, Natural Resources & Planning Directorate, Scotland and Essex House Offices, St Helena Government
Island of St Helena, South Atlantic Ocean, STHL 1ZZ
Scotland Office: Telephone: + (290) 24724 Facsimile: + (290) 24603
Essex House: Telephone: + (290) 22270 Facsimile: + (290) 22454 Email: karen.isaac@sainthelena.gov.sh
www.sainthelena.gov.sh